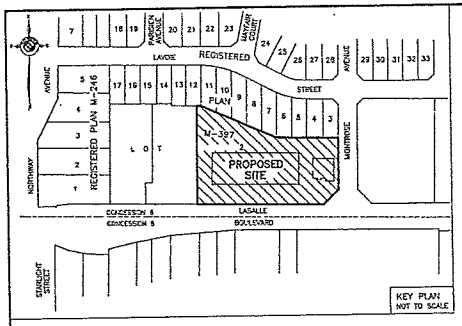
DRAFT PLAN OF CONDOMINIUM ON

PART OF LOT 2
REGISTERED PLAN M-397

GEOGRAPHIC TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
2014
SCALE 1:500

0 10 20 30 40 50

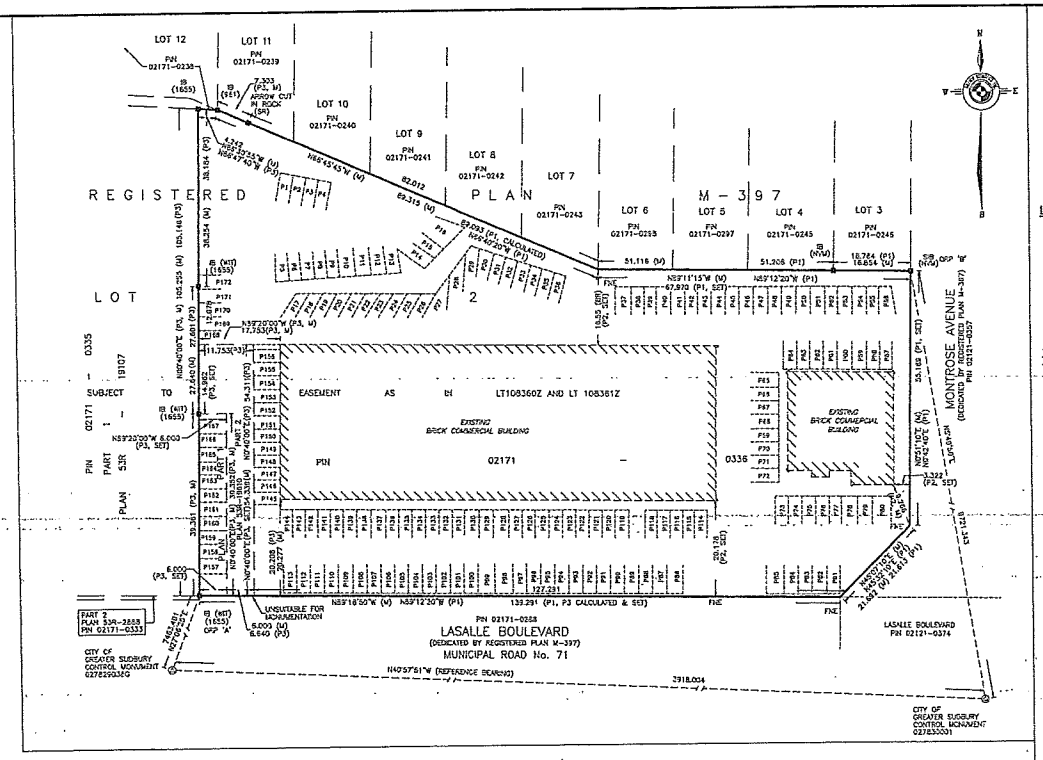


NOTE

BEARINGS ARE UTM GRID, DERIVED FROM THE LINE BETWEEN SPECIFIED CONTROL POINTS 027820350 AND 027830001 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF U.T.M. ZONE 17 81° WEST LONGITUDE.

SPECIFIED CONTROL POINTS (SCP'S) AND OBSERVED REFERENCE POINTS (ORP'S) UTM ZONE 17, NAD27 (1976 ADJUSTMENT) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 027830001	5142258.919	531793.913
SCP 027820038 G	5145316.171	493226.448
ORP 'A'	5151657.009	502625.651
ORP 'B'	5151915.782	502781.609
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THIS PLAN SHOWS HORIZONTAL METRIC GROUND DISTANCES AND CAN BE CONVERTED TO GRID ESTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999338.		

- FOR COMPARISON PURPOSES, BEARINGS ON PLAN P1 HAVE BEEN ROTATED 0°11'00" COUNTERCLOCKWISE TO ACCOUNT FOR DIFFERENCES IN REFERENCE MERIDIANS.



DENOTES SURVEY MONUMENT SET
DENOTES SURVEY MONUMENT FOUND
DENOTES STANDARD IRON BAR
DENOTES SHORT STANDARD IRON BAR
DENOTES IRON BAR
DENOTES REGISTERED PLAN M-397
DENOTES PLAN OF SURVEY BY ENGELMAN HOLDER WALLACE INC. O.L.S. DATED SEPTEMBER 10, 1978
P3 DENOTES PLAN 53R-19919
P4 DENOTES R.G. HOLDER, O.L.S.
1655 DENOTES TERRY DEL BOSCO, O.L.S.
S9 DENOTES SURVEY RECORDS OF ENGELMAN HOLDER, O.L.S. FILE 89-73 DATED MARCH 27, 1987
DENOTES MEASURED
BR DENOTES BRICK TIE
NAV DENOTES NO VISIBLE MARKINGS (ORIGIN UNKNOWN)
FNE DENOTES FOUND NO EVIDENCE
CIV DENOTES CIVIC ADRESS
(P1) DENOTES EXISTING PARKING

ADDITIONAL INFORMATION

AS REQUIRED BY SECTION 51(17) OF THE PLANNING ACT

A) AS SHOWN
B) AS SHOWN
C) AS SHOWN
D) STANDARD CONDOMINIUM
E) NORTH – C-1, COMMERCIAL – R1-5, MULTIPLE RESIDENTIAL
SOUTH – R3-1, MULTIPLE RESIDENTIAL
EAST – C-2, COMMERCIAL
WEST – C-2, COMMERCIAL
F) AS SHOWN
G) AS SHOWN
H) EXISTING MUNICIPAL SUPPLY
I) CLAYEY SOILS, SHALLOW OVERBURDEN
J) AS SHOWN
K) WATER, SEWER, HYDRO, BELL, GAS, GARBAGE COLLECTION, POLICE, FIRE, AMBULANCE
L) AS SHOWN

AREA OF APPLICATION = 1.2380 ha. ±

NOTE

PART 2, PLAN 53R-19160 IS SUBJECT TO A RIGHT-OF-WAY IN FAVOUR OF PIN 02171-0335.

ALL PARKING STALLS PROVIDED HAVE A MINIMUM DIMENSION OF 2.75m x 6m

ADDITIONAL INFORMATION					
				UNIT INTERIOR	
UNIT	BUILDING	CIVIC #	DESCRIPTION	AREA (SQ.FT.)±	AREA (SQ.M.)±
1	A	750	COMMERCIAL	1781	165
2		752	COMMERCIAL	2154	159
3		754A	COMMERCIAL	1081	100
4		754B	COMMERCIAL	1754	162
5		754C	COMMERCIAL	1391	129
6		756A	COMMERCIAL	2182	202
7		756B	COMMERCIAL	1422	132
8		758	COMMERCIAL	681	63
9		760	COMMERCIAL	681	63
10		762/764	COMMERCIAL	1173	109
11		764/784	COMMERCIAL	1372	127
12		768	COMMERCIAL	1370	127
13		770	COMMERCIAL	1025	95
14		772/774	COMMERCIAL	1960	182
15		776	COMMERCIAL	884	82
16		778/785	COMMERCIAL	2178	202
17		780/782	COMMERCIAL	2755	255
18		788	COMMERCIAL	761	70
19		788A	COMMERCIAL	795	73
20		788B	COMMERCIAL	794	73
21		788C	COMMERCIAL	870	80
22		790	COMMERCIAL	2102	195
23	B	784/800	COMMERCIAL	2495	231
24		795	COMMERCIAL	789	73
25		798	COMMERCIAL	1738	161
			TOTAL	±38,190	±3,351

TOTAL (BUILDINGS A AND B)
BUILDING AREA: 3351 SQM. ±
AREA OF APPLICATION = 1.2380 ha. ±
TOTAL NUMBER OF EXISTING PARKING STALLS = 172

OWNER
2121917 ONTARIO INC.
768 Lasalle Blvd.
Sudbury, Ontario
P3A 4Y4

OWNER'S CERTIFICATE

I HEREBY APPROVE OF THE MANNER IN WHICH THE LAND SHOWN ON THIS PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE CITY OF GREATER SUDBURY.

Jan 7, 2014
DATE

2121917 ONTARIO INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

ONTARIO LAND SURVEYOR

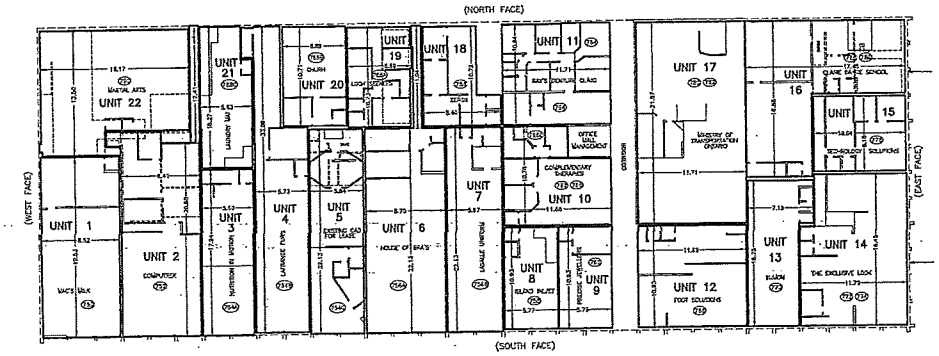
TERRY DEL BOSCO O.L.S.
TULLOCH GEOMATICS
1942 REGENT STREET, UNIT L
SUDBURY, ONTARIO
P3E 5V6

SURVEYOR'S CERTIFICATE

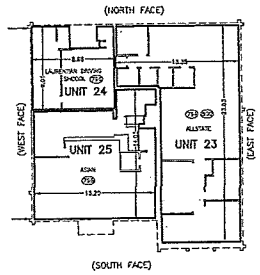
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

Jan 7, 2014
SUDBURY, ONTARIO

TERRY DEL BOSCO
ONTARIO LAND SURVEYOR



BUILDING 'A'
UNITS 1 TO 22 INCLUSIVE
SCALE 1:250



BUILDING 'B'
UNITS 23 TO 25 INCLUSIVE
SCALE 1:250

NOTE
PLAN REVISED JANUARY 7, 2014

TULLOCH
1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V6 705-671-2255
FILE 135524 PREPARED BY J.R.O.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DIGITAL 135524(DWG)\MONTROSE MALL DRAFT CONDO.DWG